# Library Board of Trustees Mary Riley Styles Public Library

# Proposed Library Renovation and Addition

February 2015

#### **Key Topics**



- Why we are here today
- Vision of the Library
- History of Library Expansion
- Library Use and Projected Service Demand
- Draft Master Plan
- Proposed Renovation and Addition
- Parking Deck Option
- Proposal Summary

### Vision of the Library

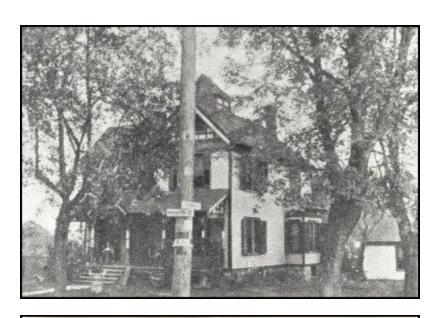


The Mary Riley Styles Public Library is an integral part of the community's intellectual, educational, recreational, business, and cultural life.

The Board of Trustees and staff want the library to be:

 A place where all Falls Church residents feel welcome and can make use of the many library resources: books, DVDs, CDs, library programs such as story hours and book discussion groups, magazines, newspapers, and information access to enrich their lives.

## **Historical Library Locations**



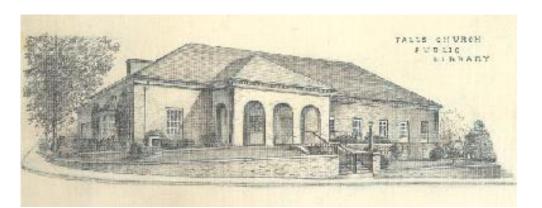




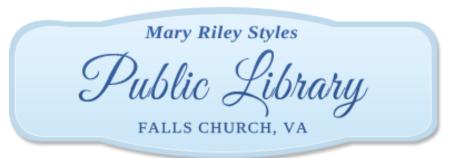


### Additions to Current Building

- 1953 Property donated to City with a covenant from the Styles family
- 1958 Original 10,000 s.f. built
- 1967 4,700 s.f. addition
- 1992 3,400 s.f. addition
- Total space today: 18,000 s.f.
- Parking: 15 dedicated spaces



# Current Service Annual Statistics



•	Library	y visits:	316,430
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- Registered borrowers: 28,362
- Circulation: 461,394
- Collection size: 132,031
- Program attendance: 18,924
- Programs presented: 654
- Reference questions answered: 67,749
- Award-winning "4 Star" Library for 7th year
- "Welcoming feel" and "Great staff"

## **Library Activity**













# Population Growth of Falls Church City



1990: 9,386

2003: 10,611

2010: 12,332

2013: 13,508 (10 year growth rate = 27%)

Projection for 2033: 15,000 to 17,000

 91% of Falls Church City residents have an active Library card

### Library Service Growth

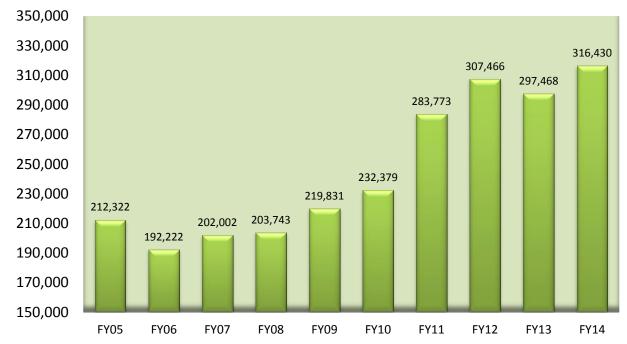


Service demands increased significantly in the past 10 years

- Library visits up 49%
- Registered borrowers up 26%
- Program attendance up 49%
- Circulation up 37%

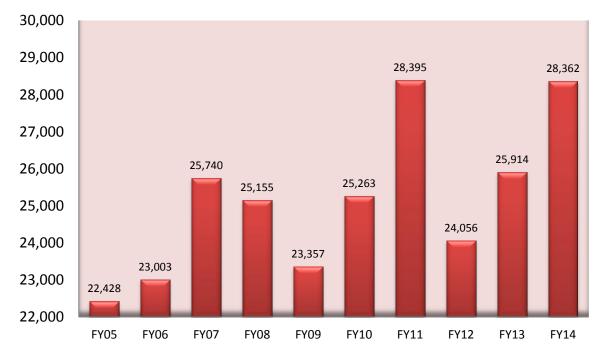
Library service demands are growing faster than the City's population growth.

### **Library Visits**



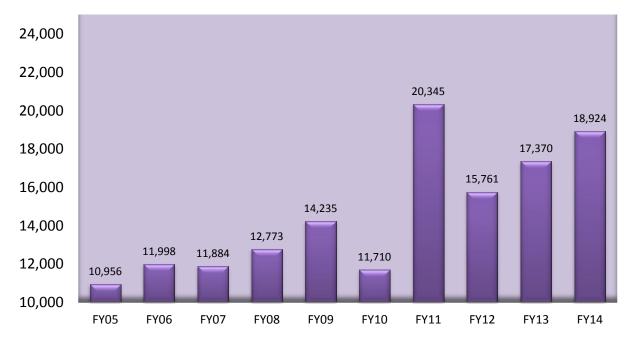
- 2005: 212,322
- 2014: 316,430, up 49% in ten years
- 2033: Projected increase of 183,570 to 500,000

#### Registered Borrowers



- 2005: 22,428
- 2014: 28,362, up 26% in ten years
- 2033: Projected increase of 12,000 to 40,000

#### Program Attendance



- 2005: 10,956
- 2014: 18,924, up 49% in ten years
- 2033: Projected increase of 8,000 to 27,000

#### Circulation

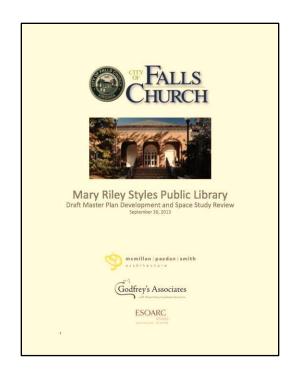


- 2005: 335,912
- 2014: 461,394, up 37% in ten years
- 2033: Projected increase of 130,000 to 590,000

# Preparing for Future Service Demands

#### 2013 Master Plan Findings

- Raze current building
- Build additional 14,500 s.f. (total of 33,000 s.f.)
- Reconfigure internal layout to improve efficient use of space and meet ADA standards
- Stay at current site
- Add expanded parking



# What the Public Wants for Their Library



#### Findings of Master Plan Survey

- A warm, friendly atmosphere
- Excellent customer service
- An interior design to promote a community feel
- A "human" scale of design as well as "cozy" (e.g. window seats, mullioned windows)
- A collection that satisfies intellectual curiosity, stimulates growth and knowledge
- Present location (walkable for many residents)
- A "green" building that is energy efficient
- Larger spaces for meetings, tutoring, and library programs
- A meeting place for City residents
- Improved parking options

# Proposed New Space



#### Addition provides 6,600 s.f. new space

- Expanded children's and young adult spaces
- Enlarged meeting space for programs and community meetings
- Creation of study spaces
- More space for all collections
- Improved operational space
- Entry moved to Park Avenue

Addition could be either East or West

### Recommended Project: West

CONCEPTUAL DESIGN Expansion Approaches

Proposed exterior

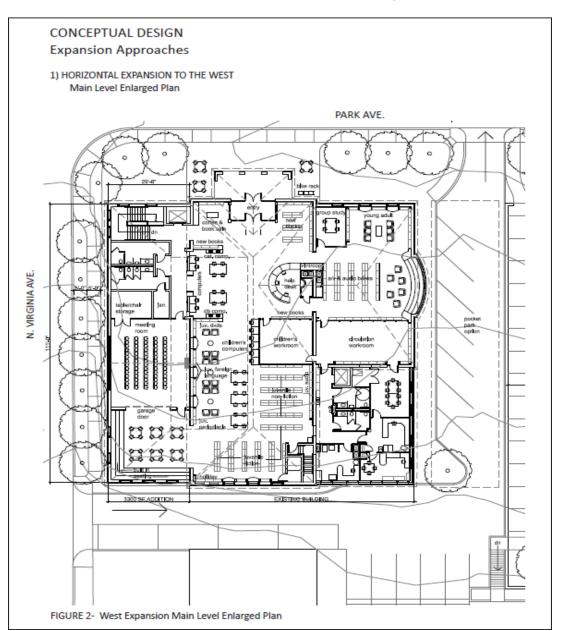
1) HORIZONTAL EXPANSION TO THE WEST Rendering



FIGURE 1- Rendering from Corner of Park Avenue and N. Virginia Avenue

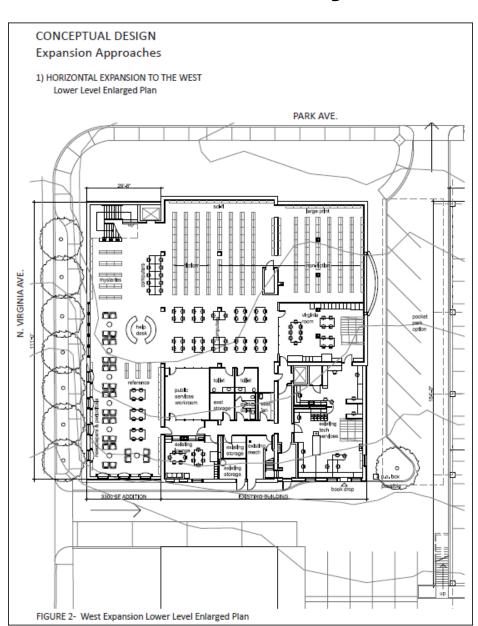
### Recommended Project: West

Interior first floor



### Recommended Project: West

Interior basement floor



### Recommended Project: East

#### CONCEPTUAL DESIGN Expansion Approaches

#### Proposed exterior

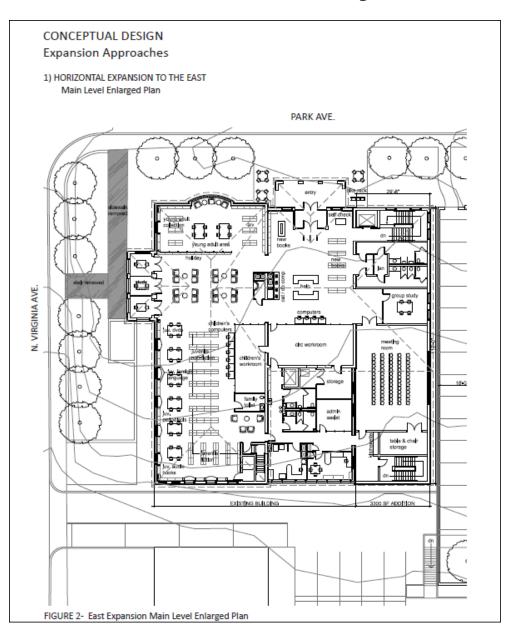
1) HORIZONTAL EXPANSION TO THE EAST Rendering



FIGURE 1- Rendering from Park Avenue

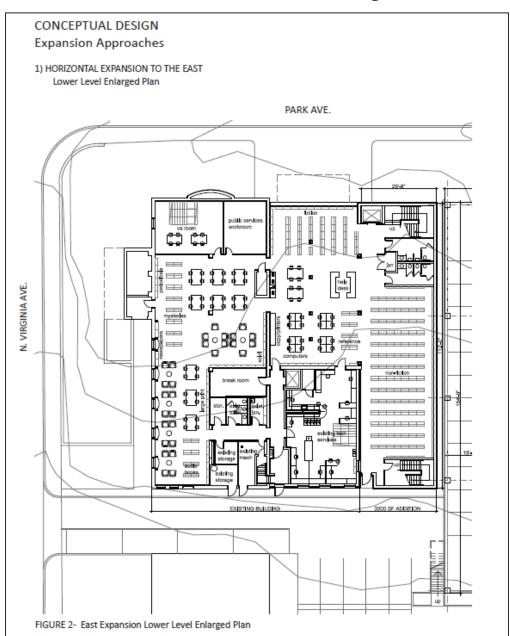
### Recommended Project: East

Interior first floor



### Recommended Project: East

Interior basement floor



# East and West Options Compared



#### West option (toward Virginia Avenue)

 Preserves on-site parking and drive-up book drop, best interior daylight and layout

#### East option (toward Medical Building)

- Preserves green space, closer to possible new parking options
- Entrance moves to Park Avenue in both options
- Library remains open in both options
- Final decision based on site investigation

# Renovations Needed to Existing Building

# Construction Updates

#### Master Plan recommends

- Upgrade heating and air conditioning (HVAC)
- Replace aging elevator
- Comply with Americans with Disabilities Act (ADA)
- Enlarge public restrooms
- Improve plumbing infrastructure
- Install energy efficient lighting
- Update electrical service

# Risks of Not Renovating the Existing Building

- Health and safety issues
- Unexpected building closures
- Costly interim repairs
- Damage/loss of collections and equipment (e.g. computers, servers)
- Crowded spaces for people and materials
- Increased limitations on library services



#### **Estimated Project Costs**



Construction Cost: \$6,465,299
 (addition/renovation \$231 per s.f.)

• Furnishings: \$677,500

Professional Compensation: \$908,806

Owner's Administrative Costs: \$330,000

• TOTAL COST: \$8,381,605 (fully furnished/equipped \$339 s.f.)

**Current City CIP includes \$8M for Library project** 

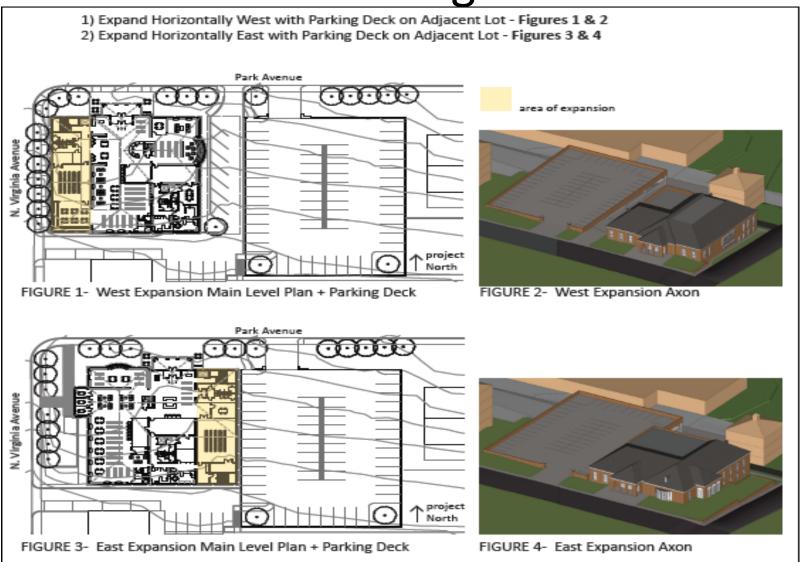
## City Center Parking Deck: A Separate Project



City has a design concept and estimated costs for a parking deck to serve the City Center area:

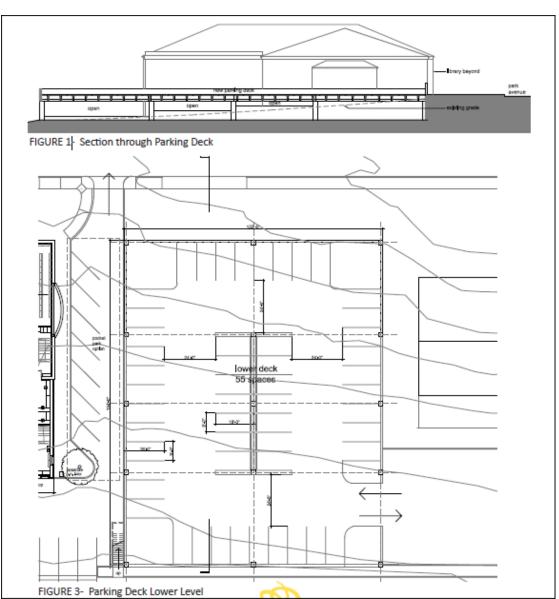
- Located at 313 Park Avenue (next to Library)
- Public parking for City Hall, Courts, area shopping, farmers' market, Cherry Hill Park, and Library
- Level with Park Avenue
- 109 spaces (an increase of 55 spaces)
- Medical Building designated parking on lower level
- Separate, but related, to Library project
- Estimated construction cost: \$3.4M

# Views of Proposed Expanded Library with Parking Deck



### Parking Deck Option

Lower Deck And Section Through View



# Proposed Project Summary



- Provides critical renovations to existing building
- Adds needed new space
- Preserves exterior design theme
- Improves interior space use
- Capitalizes on the synergy of the "civic campus" (Cherry Hill Park, City Hall, Community Center) and remains walkable for many
- Library remains open during the construction
- Affordable cost

# For More Information

#### Contact:

- Library Board of Trustees
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   120 N. Virginia Avenue, Falls Church, VA 22046
- Mary McMahon, Library Director
   mmcmahon@fallschurchva.gov 703-248-5032
- Consultants' reports and this presentation: www.fallschurchva.gov/LibraryMasterPlan
- To financially support the expansion/renovation effort:
  - Mary Riley Styles Public Library Foundation Trust
     P.O. Box 321 Falls Church, VA 22040-0321

